

# **Town of Smithfield**

## **Zoning Board of Review**

**64 Farnum Pike, Smithfield, Rhode Island 02917**

**(401) 233-1039**

**George D. McKinnon, Chairman**

**Geri DeAngelis, Clerk**

**Docket**

**OCTOBER 27, 2004**

**The Smithfield Zoning Board of Review meeting will be held on Wednesday October 27, 2004, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications for a special permit under the Zoning Ordinance.**

### **I. Communications**

### **II. Old Business**

**04-030**

**Chad Sirois as applicant and owner of property located at 307 Farnum Pike, listed as Lot 56 on Assessor's Plat 46, is seeking a special use permit from Section 4.3.H.1 and Section 4.4.H.A (2) (5) (7) Storage of Flammable Materials, and Variances to deviate from Section 4.5 Dimensional Relief by Special Use Permit, Section 5.3.4 Buffers, and Section 5.4 Table 1 Dimensional Regulations side yard setback to install a mobile propane storage container in a Light Industrial District under the Zoning Ordinance.**

**04-047**

**Racing Reality as applicant and Ronald Tommelini as owner of property located at 17 Industrial Drive, listed as Lot 163 on Assessor's Plat 49, are seeking a Special Use Permit from Section 4.3.I.2 and Section 4.4.I.2 Trade Establishments to allow warehousing and maintenance of racing cars, located in an Industrial District under the Zoning Ordinance.**

**04-064**

**Joanne Antonucci as applicant and owner of property located at 3 Tunmore Road, listed as Lot 144F on Assessor's Plat 10, is seeking a special use permit from Section 4.3.B.1 and Section 4.4.B.1(C) & (D) Accessory Family Dwelling Unit to construct an accessory family unit**

**and a variance to deviate from Section 5.4 Table 1, front yard setback, rear yard setback and side yard setback to construct an addition, located in an R-20 District under the Zoning Ordinance.**

**04-065**

**Antonio & Anna Gargaro, Trustees as applicants and owners of property located at Mowry Road and West Prospect Street, listed as Lots 120A and 120B on Assessor's Plat 10, are seeking a variance to deviate from Section 3.11.D.2 Merger of Multiple Nonconforming Lots of Record in Residential Zones minimum lot area for Lot 120A and to reestablish a pre-existing lot line in an R20 District under the Zoning Ordinance.**

**04-066**

**Russell G. & Norma Straight as applicants and owners of property located at 8 Domin Avenue, listed as Lots 15 and 16 on Assessor's Plat 22, are seeking a Variance to deviate from Section 3.11.D.2**

**Merger of Multiple Nonconforming Lots of Record in Residential Zones minimum lot frontage and lot area for Lot 16 and to reestablish a pre-existing lot line in an R20 District under the Zoning Ordinance.**

**04-070**

**Steven Tillinghast as applicant and owner of property located at 4 Appletown Road, listed as Lot 17 on Assessor's Plat 44A, is seeking a Variance to deviate from Section 6.2.1B Accessory Uses to construct a shed in an R-20 District under the Zoning Ordinance.**

**04-071**

**Cortland Place II, LLC as applicant and Norman Realty Corporation. as owner of property located at 20-24 Austin Avenue, listed as Lot 12A on Assessor's Plat 44, are seeking Special Use Permits from Section 3.7 Existence by Special Use Permit, Sections 4.3.B.5.B and 4.4.B.5.B Congregate Housing, Life-Care Facility or Nursing Home, and variances to deviate from Sections 4.3.B.5.D and 4.4.B.5.D Congregate Housing, Life-Care Facility or Nursing Home, Section 4.4.B.7A Dwelling, Multi Family and Section 5.4 Table 1 Dimensional Regulations Maximum Height and Section 5.3.4 Buffers to construct a sixty (60) unit elderly life-care facility in an R-20 District under the Zoning Ordinance.**

**04-072**

**Dennis & Ann Wilding as applicants and owners of property located at 29 Fenwood Avenue, listed as Lot 14 on Assessor's Plat 24, are seeking a special use permit and a variance to deviate from Section 4.3.A.4 and Section 4.4.A.4 Animal Raising, Non-Commercial, Outdoor in order to maintain animals in an R20 District under the Zoning Ordinance.**

### **III Public Hearing**

**04-073**

**Matthew T. & Lori A. Chadwick as applicants and owners of property located at 22 Balsam Lane, listed as Lot 336 on Assessor's Plat 46, are seeking a special use permit from Section 4.3.B.1 and Section 4.4.B.1 (1) & (C) Accessory-Family Dwelling Unit to construct an accessory family- dwelling in an R-20 District under the Zoning Ordinance.**

**04-074**

**Richard V. Machado as applicant and owner of property located at 118 Farnum Pike, listed as Lot 8 on Assessor's Plat 34, is seeking variances to deviate from Section 5.4 Table 1 front yard setback and Section 5.3.4 Buffers to construct an attached two-car garage with a room above in an R-20 District under the Zoning Ordinance.**

**04-075**

**Edward Zangari as applicant and Edward & Rosalie Zangari as owners of property located at 20 Balsam Lane, listed as Lot 335 on Assessor's Plat 46, are seeking a variance to deviate from Section 5.4 Table 1 Dimensional Regulations front yard setback to construct a porch in an R-20 District under the Zoning Ordinance.**

**04-076**

**Joseph E. Pascale as applicant and James Campbell as owner of property located at 49-51 Cedar Swamp Road, listed as Lot 17 on Assessor's Plat 43, are seeking a variance from Section 4.3.G.2 and Section 4.4.G.2 to allow reconditioning of automobiles and storage of equipment in a Commercial District under the Zoning Ordinance.**

**04-077**

**Noble Ventures, Inc. as applicant and Sheldon Rodman as owner of property located at 440 George Washington Highway, listed as Lot 6**

**on Assessor's Plat 48 are seeking a Special Use Permit from Section 4.3.D.6 and Section 4.4.D.6 Daycare to allow a daycare center in a Light Industrial District under the Zoning Ordinance.**

#### **IV. Other Business**

#### **V. Deliberations**

#### **VII Adjournment**

**Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:**

**233-1039 VOICE**

**1-800-745-5555 TTY**